

# HIGH EFFICIENCY SPECIFICATION

## DIVISION 1

### SECTION 1E SUPPLEMENT OF REQUIREMENTS FOR ADAPTABLE APARTMENTS

1E.01 GENERAL: Comply with all of the Contract Documents.

1E.02 SCOPE OF WORK: Refer to "Division Scope of Work"

#### 1E.03 SPECIFIC REQUIREMENTS

- A. Refer to drawings for apartment(s) designated as "Adaptable Apartments." The purpose of this supplement is to outline the special adaptable elements to be provided for future housing of the handicapped. All General Construction, Plumbing and Electrical trades shall refer to this supplement and drawings for the special requirements of work to be considered and provided for the Adaptable Apartments.

NOTE: REFER TO THE FOLLOWING SECTIONS OF THE SPECIFICATIONS AND DRAWINGS. PROVIDE THE REQUIREMENTS AS SPECIFIED AND AS SHOWN ON CONTRACT DRAWINGS.

#### B. SECTION 2A DEMOLITION

1. Provide new openings in masonry walls to allow for a finished arch clearance width of 32" minimum or a clear doorway width of 32" minimum.

#### C. SECTION 6A ROUGH CARPENTRY

1. Provide sufficient reinforcement to metal stud wall framing or furred wall of bathrooms and kitchens for future installation of grab bars and cabinets. Refer to drawings for the location and size of areas to be reinforced.
2. Reinforcing material shall be solid wood blocking installed between and securely fastened to the studs, flush with the face of the studs. Blocking shall be 1 1/2" thick minimum. Blocking shall fit snugly and fit the designated space. Refer to drawings.

#### D. SECTION 6B FINISH CARPENTRY

1. Closet clothes rod and shelving shall be fabricated to be adjustable. Provision shall be made by which the adjustable height of a top shelf and/or clothes rod shall not exceed 54" above the finished floor. Refer to drawings.

## HIGH EFFICIENCY SPECIFICATION

2. Kitchen wall cabinets shall be installed to be adjustable in height from finished floor and provision shall be made by which the adjustable height of the lowest shelf shall be a maximum height of 48" above finished floor. Refer to drawings.
3. Provisions shall be made by which the adjustable height of kitchen counter tops for sinks and counter top work surfaces shall be installed at variable heights of between 28" and 36" above finish floor. Refer to drawings and Section 11B of this specifications.

### E. SECTION 8A AND 8B WOOD AND METAL DOORS

1. Wood and hollow metal doors for Adaptable Apartments shall be provided as shown on drawings. Construction and materials as specified. Contractor shall verify required clear dimension of 32" width, except for existing masonry openings, which may be less.

### F. SECTION 8D FINISH HARDWARE

1. Entrance doors to apartments and interior apartments doors shall be provided with lever handles for lockset.

### G. SECTION 9C CERAMIC TILE AND QUARRY TILE

1. Ceramic floor tile in bathrooms shall be extended into area where vanity cabinet for lavatory is located.
2. Ceramic wall tile in bathrooms shall be installed behind area where vanity cabinet for lavatory is located.
3. Ceramic tile for detectable warning surface shall be provided at the top of all stair runs.

### H. SECTION 9D RESILIENT FLOORING

1. Resilient flooring and rubber base shall extend into space where base cabinets are to be removable.

### I. SECTION 9F PAINTING AND DECORATING

1. Walls behind areas where base cabinets are to be removed or where wall hung cabinets are to be adjusted shall be painted as specified for other exposed wall surfaces.

### J. SECTION 10A BATHROOM ACCESSORIES

## HIGH EFFICIENCY SPECIFICATION

1. Medicine cabinets shall be recessed in wall, mounted at a height of 40" from bottom of mirrored door to finish floor. Medicine cabinets shall be 18" wide x 36" high, model #154RS as manufactured by G.M. Ketchman Co. Inc., or approved equal.
2. Folding seats – shall meet the needs of the physically disabled and elderly and complies ADA barrier-free accessibility guidelines.
  - a. Folding shower seat shall be Model B-518 (left-hand seat) or B-517 (right-hand seat) as manufactured by Bobrick Washroom Equipment, Inc., or approved equal.
  - b. Seat measures 33" wide, projects 22 13/16" from wall, average installation height 17" – 20" from top of seat to bottom of the bathtub.
  - c. Frame and mounting brackets, type 304 stainless steel with self-locking mechanism.
  - d. Seat 2" thick, foam-padded, white vinyl seat cover with enclosed 1/2" plywood base.
  - c. Provide all necessary wall anchorage for folding seats. See drawings for location.
3. Grab bars – shall meet the needs of the physically disabled and elderly and complies ADA barrier-free accessibility guidelines.
  - a. The diameter of the gripping surfaces of a grab bar shall be 1 1/4" to 1 1/2". Wall mounted grab bars shall maintain 1 1/2" space between the wall and the grab bar.
  - b. Grab bars shall be 18 gauge, type 304 stainless steel with peened, non-slip gripping surface and exposed 1/8" thick stainless steel welded flanges with a minimum of three (3) wall connectors, as manufactured by Bobrick Washroom Equipment, Inc., or approved equal.
  - c. Provide all necessary wall anchorage for grab bars. See drawings for location and length of the grab bars.

### K. SECTION 11A EQUIPMENT

1. Gas range ovens shall be self-cleaning. The location of controls for ranges shall not require reaching across burners.

## HIGH EFFICIENCY SPECIFICATION

2. Refrigerators shall have a top freezer and bottom fresh food compartments meeting the Energy Star qualifications ranging from 14.4 Ft<sup>3</sup> to 14.9 Ft<sup>3</sup> with the following requirements:

Note: Energy Star Products information and qualifications can be resourced at [www.energystar.gov/](http://www.energystar.gov/)

- a. Have at least 50 percent of freezer space below 54" above floor.
- b. Have 100 percent of the refrigerator space and controls below 54".
- c. Fresh food and freezer compartments shall be no-frost model.

### L. SECTION 11B KITCHEN CABINETS AND COUNTERTOPS

1. A section of kitchen base cabinets minimum 30" wide shall be modified to be removable to provide an adjustable height of 28" to 36" measured from finish floor to top of counter for work service counter.
2. The sink and surrounding counter minimum 30" wide shall be fixed as a unit at heights 34" measured from finish floor to top of counter surface or sink rim. The sink base cabinet shall be modified to be removable under the full 30" minimum frontage of the sink and surrounding counter.
3. Counter thickness and supporting structure shall be 2" maximum over the required clear space. A removable panel shall be provided to conceal plumbing pipes. Refer to drawings.
4. All ends of adjustable counter tops and adjacent counter tops and cabinet sides shall be finished to match other finish surfaces of counter tops and cabinet.
5. Heavy duty standards and brackets shall be provided to support the adjustable kitchen countertops. Standards shall be installed recessed flush with finish wall surface and firmly mounted to studs and/or blocking to be provided. Double slotted standards shall be No.85 and double slotted bracket No.185 as manufactured by Knape and Vogt Manufacturing Company or approved equal. Brackets shall be 20" long, maximum 30" on centers.

### M. SECTION 15B PLUMBING

1. Kitchen sinks shall be installed to be adjustable in height. Rough-in plumbing shall be located to accept connections of water supply and drainpipe for sinks mounted at the height of 28". Stainless steel braided flexible water lines and added tailpiece for drain shall be furnished. Sink shall be stainless steel, overall size to be 25"L x 22"W x 6 1/4"D, 3 hole construction.

## HIGH EFFICIENCY SPECIFICATION

2. Bathroom lavatory faucets shall be Delta single lever handle model 520 MPU. Kitchen faucets shall be single lever type Delta model 100. Faucets shall have a chrome finish.
3. Bathroom lavatory shall be "Regalyn" model 4869.020, 20" x 18" acid resisting enameled cast iron, wall hung as manufactured by American Standard. Pop-up drain, faucet holes on 4" centers, soap depression, and front overflow. Lavatory shall be mounted 29" minimum above floor to bottom of lavatory rim. A removable protective panel enclosure shall be provided to enclose the water pipes and drain.
4. See Section 15B-Plumbing for fixtures not indicated above.

### N. SECTION 16A ELECTRICAL

1. The heights of outlets from center line of outlet to finish floor shall be as follows:
  - a. Switches and G.F.I. Duplex receptacle in bathroom to be 46" above finish floor. Where ceramic wall tile occurs switch and G.F.I. receptacle shall be installed within wall tile finish area.
  - b. Convenience receptacles 18" above finish floor.
  - c. Combination switches and receptacles 46" above finish floor.
  - d. Duplex receptacle outlets over kitchen work service counter 44" above finish floor.
  - e. Outlets for refrigerator and air conditioning mounting heights shall be as specified for typical apartments.
2. The heights for intercom and circuit breaker panels shall be 48" to top of panels from finish floor.
3. Light fixture shall for the bathroom shall be as described in Section 16A - Electric Work
4. Smoke detectors shall be as described in Section 16A - Electric Work
5. Range Hoods
  - a. Exhaust fan and hood light housed in the range hood shall be hardwired to a junction box installed at a height of 70 inches above finished floor and centered behind the range hood.

## HIGH EFFICIENCY SPECIFICATION

- b. In handicapped adaptable apartments besides junction box mentioned above, install a 120V, 15A single pole remotely located toggle switch for simultaneous control of hood fan and light. The remote hood switch and cover plate shall be white.

### **1E.04 GENERAL REQUIREMENTS**

- A. The requirements as described in these specifications are based on the standards of American National Standards Institute A117.1-1986 (ANSI) titled "Providing Accessibility and Usability for Physically Handicapped People" and the 1984 Uniform Federal Accessibility Standards (UFAS) and shall be used as reference by contractors to incorporate the requirements as specified.
- B. Uniform Federal Accessibility Standards (UFAS) require, that each adaptable apartment be provided with a list of adaptable features located in the apartment where it can be seen by all occupants and where it is not likely to be removed, painted over, or otherwise destroyed. The list shall include adaptable features including the heights available for kitchen counters and sink, and instructions for changing them.

END OF SECTION